

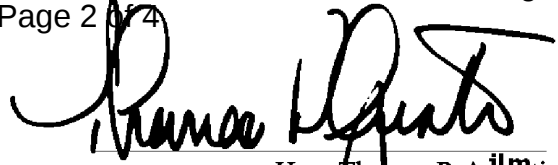
UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	
Brian J. Miller	:	Case No. 19-21844 TPA
Anita M. Osborne,	:	Chapter 13
<i>Debtors</i>	:	Document No. 93
	:	
Anita M. Osborne,	:	
<i>Movant</i>	:	
	:	
vs.	:	
	:	
Allegheny Co. Treasurer, Allegheny Health Network,	:	
Columbia Gas, Comcast, Capital One, City and School	:	
District of Pittsburgh, Dollar Bank, Duquesne Light CO.,	:	
ECMC, Foot & Ankle Assoc., Home Depot/CitiBank,	:	
IRS, Klingensmith, Kohl's, Lakeview Loan Servicing,	:	
M&T Bank, Midland Funding, PHEAA, PRA	:	
Receivables Management, PWSA, PA Dept. of Revenue,	:	
Pittsburgh Firefighters FCU, Pittsburgh Water and	:	
Sewer Authority, Synchrony Bank, UPMC Health	:	
Services, Verizon, Wells Fargo Bank, Wells Fargo Dealer	:	
Services, Xfinity,	:	
<i>Respondents</i>	:	

CONSENT ORDER OF COURT TO WAIVE SALE ADVERTISING REQUIREMENT

AND NOW, to wit, this 22nd day of February, 2022, it is hereby ORDERED, ADJUDGED, and DECREED that:

- 1) W.PA.LBR 6004-2 (a) allows for the sale of property in a chapter 13 case without meeting the publication requirement found in W.PA.LBR 6004-1 when the funds received by the trustee from the sale of real property are enough to pay one hundred percent (100%) of the amount owed to creditors with allowed claims;
- 2) W.PA.LBR 6004-2 (a) requires a stipulation between the Debtor and the Chapter 13 Trustee regarding the lack of necessity for the advertising of said sale.
- 3) The offer for the purchase of the property located at 700 Southcrest Drive, Pittsburgh, PA 15226 with parcel number 0034-P-00010-0000-00, is believed to be enough to pay the closing costs, pay the tax liens, pay the second mortgage lien on the debtors' residence in full, bring the first mortgage lien on the debtors' residence current, and to pay 100% to the timely filed unsecured creditors, and therefore, advertising in the general circulation paper and the county legal journal is not necessary. The sale has been uploaded to the EASI website.



Hon. Thomas P. Agresti
U.S. Bankruptcy Judge

/s/ Owen Katz
Owen Katz, Esquire
Office of the Ch. 13 Trustee

/s/ Kenneth Steidl
Kenneth Steidl, Esquire
Attorney for the Debtor

In re:
Brian J. Miller
Anita M. Osborne
Debtors

Case No. 19-21844-TPA
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Feb 22, 2022

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 24, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Brian J. Miller, Anita M. Osborne, 465 Fernhill Ave., Pittsburgh, PA 15226-1352
	+ Office of the Ch. 13 Trustee, Attn: Owen Katz, Esq., Suite 3250 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219-2702

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 24, 2022

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 22, 2022 at the address(es) listed below:

Name	Email Address
Beth L. Slaby	on behalf of Creditor Dollar Bank FSB bslaby@grenenbirsic.com, mcupecc@grenenbirsic.com
Brian Nicholas	on behalf of Creditor M&T Bank as servicer for Lakeview Loan Servicing LLC bnicholas@kmlawgroup.com
Brian M. Kile	on behalf of Creditor Dollar Bank FSB bkile@grenenbirsic.com, mcupecc@grenenbirsic.com;lstanger@grenenbirsic.com
David W. Raphael	on behalf of Creditor Dollar Bank FSB raphaeld@fnb-corp.com
Jeffrey R. Hunt	on behalf of Creditor Pittsburgh Water & Sewer Authority jhunt@grblaw.com

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Jeffrey R. Hunt

on behalf of Creditor County of Allegheny jhunt@grblaw.com

Jeffrey R. Hunt

on behalf of Creditor City of Pittsburgh and City of Pittsburgh School District jhunt@grblaw.com

Kenneth Steidl

on behalf of Joint Debtor Anita M. Osborne julie.steidl@steidl-steinberg.com
ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;cgoga@steidl-steinberg.com;rlager@steidl-steinberg.com;leslie.nebel@steidl-steinberg.com

Kenneth Steidl

on behalf of Debtor Brian J. Miller julie.steidl@steidl-steinberg.com
ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;cgoga@steidl-steinberg.com;rlager@steidl-steinberg.com;leslie.nebel@steidl-steinberg.com

Keri P. Ebeck

on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com jbluemle@bernsteinlaw.com

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

TOTAL: 12